



Meeting Date: 07/31/12

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other

Prepared By: *K.H.* Kymerly Horner, Interim Redevelopment Services Manager Agenda Item No. 0-3
 Reviewed By: City Manager *JB* City Attorney *DK* Finance *JC* Other N/A

DATE: July 22, 2012
TO: Community Development Commission Successor Agency
FROM: Curtis P. Cannon, Director *Kymerly Horner (for)*
 Community Development Commission Successor Agency
SUBJECT: Adoption of the Recognized Obligation Payment Schedule (“ROPS”) for the Period
 January 1, 2013 – June 30, 2013

RECOMMENDATION

That the Community Development Commission Successor Agency (Successor Agency) adopt a Resolution approving the Third Recognized Obligation Payment Schedule (ROPS III) covering the period of January 1, 2013 to June 30, 2013.

DISCUSSION

As part of the Fiscal Year 2012-2013 State budget package, on June 27, 2012, the Legislature passed, and the Governor signed, Assembly Bill (AB) 1484. The primary purpose of this bill is to make technical and substantive amendments to the Dissolution Act, based on experience to-date at the State level in implementing the Dissolution Act. As a budget “trailer bill,” AB 1484 took immediate effect upon the signature by the Governor.

AB 1484 added Section 34177 (m) to the Health and Safety Code (HSC) which now requires the Successor Agency to submit an Oversight Board approved ROPS to the California Department of Finance (DOF) and to the County Auditor-Controller no fewer than 90 days before the date of property tax distribution. The ROPS for the January 1, 2013 to June 30, 2013 is to be submitted to the DOF by September 1, 2012. The ROPS for January 1, 2013 to June 30, 2013 has been prepared and can be found attached to the approving Resolution provided as Attachment 1 to this report.

ROPS III

AB 1484 contains numerous substantive changes to the term “enforceable obligation.” AB 1484 also establishes a schedule for adoption of the ROPS for the period ending June 30, 2013. The schedule previously distributed by the DOF indicated that a Successor Agency and its Oversight Board would have until October 1, 2012, to approve the ROPS III. Per AB 1484, a Successor Agency is now required to

submit to the DOF and the County Auditor-Controller the ROPS III, approved by the Oversight Board, no later than September 1, 2012.

The DOF will require the ROPS to be completed on a DOF-approved form. At the time this agenda item is being prepared, the DOF has not provided former redevelopment agencies with a revised ROPS for the ROPS III to be submitted on. When the ROPS III template becomes available by the DOF, staff will fill out the updated form and submit the ROPS III on the required form. Additionally, AB 1484 now requires the Successor Agency staff to submit as electronic copy of the ROPS to the County Auditor-Controller and the DOF at the same time as the proposed ROPS is being submitted to the Oversight Board for approval (per Health and Safety Code Sections 34177 (1) and 34177 (2)(B)).

Major Changes to the ROPS III

- **Interagency Agreements** – HSC section 34171(d)(2) states that agreements and contracts between the City that created the RDA and the RDA are not enforceable unless the loan agreements were entered into within the first two years of the date of the creation of the RDA. The State Controller’s Office (SCO) required the Successor Agency to remove items listed in Table A, however, the Successor Agency’s special legal counsel has advised staff to include these items on the ROPS III, as they were legally entered into obligations that existed prior to ABx1 26. Staff realizes that the DOF will disapprove these items.

Table A

Project Area	Type of Loan	Amount
CCRP	Long Term Loan Issued for the Development of the Project Area	\$8,265,215
Downtown	Long Term Loan Issued for the Development of the Project Area	\$1,139,572
Multiple	Cooperation Agreement	\$411,525,850
CCRP and Downtown	Loan for Property Acquisition	\$2,028,922

- **20% Housing Set-Aside Requirement** – The requirement to set aside 20% of RDA tax increment for low and moderate-income housing ended with the passing of ABx1 26. The January to June 2012 ROPS and the July-December 2012 ROPS included the 20% housing set-aside requirement. The SCO deemed the 20% housing set-aside request as ineligible. The 20% housing set-aside for low and moderate housing will not be included on the ROPS III.

- **Project Management** - The DOF provided guidance that the staff costs to oversee active development projects could be listed on the ROPS as separate “Project Delivery” payment obligations and thus, are not included in the proposed Administrative Budget. Where applicable, staff time is now charged to the project for project delivery/project specific cost.
- **Oversight Board Legal Counsel** – Previously, the ROPS did not include legal services for the Oversight Board. Legal Counsel to the Oversight Board has been included in the ROPS III to assist the Oversight Board with understanding of ABx1 26, AB 1484, and all other compliance matters.
- **Affordable Housing Projects** – Previously, the ROPS included affordable housing projects, programs and functions on Form B “All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF).” The affordable housing projects, programs, and functions will now appear on Form A “Redevelopment Property Tax trust Fund” of the ROPS.

California Environmental Quality Act (CEQA)

The actions set forth in the recommended accompanying resolution, as summarized above, are exempt under the Guideline 15378 (b)(4) of the CEQA in that the actions do not constitute a “project,” but instead are required to continue a governmental funding mechanism for enforceable obligations of the former Community Development Commission and to perform the statutorily mandated unwinding of the assets, liabilities and functions of the former Community Development Commission pursuant to the Dissolution Act.

Conclusions:

AB 1484 greatly expands the review period and authority of the DOF and significantly changes the ROPS review and approval process. Furthermore, amendments to section 34179(H) of the Health and Safety Code, give the DOF the authority to eliminate or modify any item on the ROPS being reviewed under Section 34179 prior to the DOF approval.

If a Successor Agency does not timely submit a ROPS pursuant to the deadlines set forth in AB 1484, the Sponsoring Community may be subject to a \$10,000 per day civil penalty for each day the ROPS is delinquent. In addition, failure of a Successor Agency to submit a ROPS within 10 days of the deadline may result in a 25% reduction of a Successor Agency’s maximum administrative cost allowance for the period covered by the delinquent ROPS (per Health and Safety Code section 434177 (m)(2)).

The ROPS III covering the period of January 1, 2013 to June 30, 2013 period must be approved by the Oversight Board by September 1, 2012. The Successor Agency’s ROPS III is scheduled to be considered by the Oversight Board at their August 15, 2012.

After its adoption, the ROPS is required to be posted on the City website and provided to the County Auditor-Controller, the California State Controller and the DOF. The ROPS must then be certified by the Ventura County Auditor-Controller and approved by the Oversight Board and by the DOF.

The attached resolution authorizes Staff to administratively amend the ROPS in order to remove therefrom line items which are subsequently disapproved by the Oversight Board and/or the California Department of Finance, provided, however, that neither such authorization nor such removal shall be deemed to be, nor are they intended as, an acknowledgment of the validity of ABx1 26 and AB 1484 or such action by the Oversight Board and/or the California Department of Finance. The Successor Agency reserves all rights of the Successor Agency to challenge the validity and/or application of any or all provisions of ABx1 26 and AB 1484, in any administrative or judicial proceeding, without prejudice to the Successor Agency's right to list any such removed item on this or a future ROPS. The Successor Agency reserves the right to pursue any and all appeals and any available legal or equitable remedy provided or available by law to obtain the correction of any erroneous decision regarding the ROPS.

FINANCIAL IMPACT

Approval of the ROPS III will facilitate the ability of the Successor Agency to continue payment of the enforceable obligations of the former Community Development Commission and is among the reasonable measures required to be taken to avoid triggering an event of default under any enforceable obligations.

Attachment 1 – Resolution

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

RESOLUTION NO. _____

RESOLUTION OF THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY ADOPTING A THIRD RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JANUARY 1, 2013 – JUNE 30, 2013

THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

WHEREAS, Assembly Bill x1 26 (“AB 26”) and AB x1 27 (“AB 27”) were passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011; and

WHEREAS, among other things, AB 26 amends Sections 33500, 33501, 33607.5 and 33607.7 of the California Health and Safety Code and adds Part 1.8 and Part 1.85 to the California Health and Safety Code; and

WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety Code, subject to all reservations herein stated, the Community Development Commission is dissolved as of February 1, 2012 such that the Community Development Commission shall be deemed as a former redevelopment agency under Health and Safety Code section 34173(a); and

WHEREAS, Health and Safety Code section 34173(a) designates successor agencies as successor entities to former redevelopment agencies; and

WHEREAS, on January 10, 2012, by Resolution 14,135, the City Council of the City of Oxnard declared itself as the successor agency upon the dissolution of the Community Development Commission, subject to all reservations stated in such resolution;

WHEREAS, the California Supreme Court in California Redevelopment Association v. Matosantos, Case No. S194861 upheld the constitutionality of ABx1 26 and established May 1, 2012 as the date by which the draft Recognized Obligation Payment Schedule (“ROPS”) must be prepared; and

WHEREAS, California Health and Safety Code Section 34169(h) provides that a successor agency must prepare a ROPS every six months after the initial ROPS period.

WHEREAS, on April 24, 2012 the Successor Agency adopted a Draft ROPS; and

WHEREAS, on April 25, 2012 the Oversight Board to the Oxnard Community Development Commission Successor Agency directed Successor Agency Staff to amend the ROPS to incorporate the State Department of Finance’s revised ROPS’ format; and

WHEREAS, on May 8, 2012 a revised Amended ROPS was adopted by the Successor Agency and identified enforceable obligations for the period of February 1, 2012 through June 30, 2012; and

WHEREAS, on May 8, 2012 a ROPS was adopted by the Successor Agency and identified enforceable obligations for the period of July 1, 2012 through December 31, 2012; and

WHEREAS, the Third ROPS identifies each enforceable obligation on which payments will be required during the period of January 1, 2013 through June 30, 2013, identifies the minimum payment amounts, identifies due dates of payments required by each such enforceable obligation, and that the Third ROPS conforms to the State Department of Finance format ; and

NOW, THEREFORE, Oxnard Community Development Commission Successor Agency resolves:

Section 1. The Oxnard Community Development Commission Successor Agency hereby finds and determines that the foregoing recitals are true and correct.

Section 2. All legal prerequisites to the adoption of this Resolution have occurred.

Section 3. Successor Agency staff is hereby authorized to administratively amend the ROPS in order to remove therefrom line items which are subsequently disapproved by the Oversight Board and/or the California Department of Finance, provided, however, that neither such authorization nor such removal shall be deemed to be, nor are they intended as, an acknowledgment of the validity of ABx1 26 and AB 1484 or such action by the Oversight Board and/or the California Department of Finance. The Successor Agency reserves all rights of the Successor Agency to challenge the validity and/or application of any or all provisions of ABx1 26 and AB 1484 in any administrative or judicial proceeding, without prejudice to the Successor Agency's right to list any such removed item on this or a future ROPS. The Successor Agency reserves the right to pursue any and all appeals and any available legal or equitable remedy provided or available by law to obtain the correction of any erroneous decision regarding the ROPS.

Section 4. The attached Amended ROPS is hereby adopted.

Section 5. This Resolution shall take effect immediately upon its adoption.

Section 6. The Successor Agency's Secretary Designate shall certify as to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this ___ day of _____, 2012, by the following vote:

AYES:

NOES:

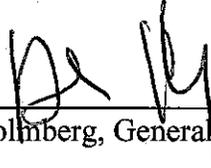
ABSENT:

Dr. Thomas E. Holden, Chairman

ATTEST:

Daniel Martinez, Secretary Designate

APPROVED AS TO FORM:



Alan Holmberg, General Counsel

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE January 2013 to July 2013 PERIOD**

Name of Successor Agency Oxnard Community Development Commission Successor Agency

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 549,779,216.89	\$ 78,493,340.91
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 10,580,895.76	
Available Revenues other than anticipated funding from RPTTF	\$ 6,011,186.70	
Enforceable Obligations paid with RPTTF	\$ 4,319,709.06	
Administrative Cost paid with RPTTF	\$ 250,000.00	
Pass-through Payments paid with RPTTF	\$ -	
Administrative Allowance (greater of 3% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 129,591.27	

Certification of Oversight Board Chairman:
Pursuant to Section 34177(l) of the Health and Safety code,
I hereby certify that the above is a true and accurate Recognized
Enforceable Payment Schedule for the above named agency.

Name Title

Signature Date

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								Payments by month							Total
								Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013		
1) CCRP Tax Allocation Refunding Bond 2004	4/1/2004	Wells Fargo/Finance	Downtown Infrastructure, Capital Improvement Projects and Façade Program; including debt management costs	CCRP	13,975,000.00	1,393,921.00	RPTTF	2,000.00	2,000.00	301,854.25	2,000.00	4,000.00	2,000.00	\$ 313,854.25	
2) CCRP Assessment District Payment	4192-07-CD 07/01/2006	Ox. Downtown Mgmt District	Property Based Maintenance District Payment	CCRP	423,410.24	142,000.00	RPTTF						71,000.00	\$ 71,000.00	
3) Downtown Buildings (3)	5604-11-CD 8/27/08	Alert Property Mgmt. Co.	Property Management	CCRP	14,400.00	14,400.00	RPTTF	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	\$ 7,200.00	
4) Downtown Buildings (3)	5605-11-CD 08/27/2008	Alert Property Mgmt. Co.	Property Maintenance	CCRP	48,000.00	48,000.00	RPTTF	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	\$ 24,000.00	
5) Heritage Square HOA Dues	Letter Dated 12/13/1990	Monthly Association Dues	Per HSPOA Agreement	CCRP	24,000.00	24,000.00	RPTTF	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$ 12,000.00	
6) CCRP Homeowner Property Dues	4463-08-CD 07/29/2008	Heritage Square HSPOA	Heritage Square Annual Maintenance Subsidy Homeowner Dues Heritage Square	CCRP	43,000.00	43,000.00	RPTTF	43,000.00						\$ 43,000.00	
7) Façade and Paint Improvement Program	5692-12-CD 01/30/2012	Downtown Façade - approved project Golden Chicken Inn	Capital Improvement Project	CCRP	60,000.00	60,000.00	RPTTF		12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	\$ 60,000.00	
8) Contracts and Services	Agenda Item I-3 Mtg. date 02/10/2009	Economic Development Collaborative Ventura County	Real Estate	CCRP	15,000.00	15,000.00	RPTTF		15,000.00					\$ 15,000.00	
9) Contracts and Services	TBD	TBD	Real Estate Services	CCRP	20,000.00	20,000.00	RPTTF			20,000.00				\$ 20,000.00	
10) Project Management		City Community Development	Property management, project management and inspection	CCRP	55,120.00	55,120.00	RPTTF	4,590.00	4,590.00	4,590.00	4,590.00	4,590.00	4,590.00	\$ 27,540.00	
11) CCRP City Advances Long Term		City of oxnard General Fund	Development of Project Area	CCRP	8,265,215.00	8,265,215.00	RPTTF							\$ -	
12)														\$ -	
13)														\$ -	
14)														\$ -	
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32)														\$ -	
Totals - RPTTF Funding						\$ 22,943,145.24	\$ 10,080,856.00	N/A	\$ 58,790.00	\$ 40,780.00	\$ 345,644.25	\$ 25,790.00	\$ 27,790.00	\$ 96,790.00	\$ 593,594.25

* The preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Approved Under Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.
 ** All payments due during fiscal year and payment amounts are projected.
 *** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund
 LMHF - Low/Moderate Income Housing Fund
 Bonds - Bond proceeds
 Admin - Successor Agency Administrative Allowance
 Other - reserves, rents, interest earnings, etc

DOCUMENT 1
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DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								Payments by month							Total
								Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013		
1) McGrath Wheel Chair Lift	Approved as Part of the CIP Budget	Contractor/City	New Wheel Chair Lift for CDC owned Property	DT	80,000.00	80,000.00	RPTTF	80,000.00							\$ 80,000.00
2) Heritage Square Facility Rental Program	Approved as Part of the CIP Budget	Verizon California Office Depot Mehle Printing Yellowpages Local Directory Alliance Fire Protection Ventura County Reporter I Print on Demand	Heritage Square Reimbursement	DT	9,489.00	9,489.00	RPTTF	790.75	790.75	790.75	790.75	790.75	790.75	790.75	\$ 4,744.50
3) Contracts and Services	3127-04-FN 06/01/2004	Mayer, Hoffman, McCann P.C	Theater Analysis	DT	10,000.00	10,000.00	RPTTF				5,000.00			5,000.00	\$ 10,000.00
4) Project Management		City Community Development	Property management, project management and inspection	DT	59,350.00	59,350.00	RPTTF	4,945.00	4,945.00	4,945.00	4,945.00	4,945.00	4,945.00	4,945.00	\$ 29,670.00
5) Downtown City Advance Long Term Loan		City of Oxnard General Fund	Project Area Development	DT	1,139,572.00	1,139,572.00	RPTTF								\$ -
6)															\$ -
7)															\$ -
8)															\$ -
9)															\$ -
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32)															\$ -
Totals - RPTTF Funding						\$ 1,298,411.00	\$ 1,298,411.00	N/A	\$ 85,735.75	\$ 5,735.75	\$ 5,735.75	\$ 10,735.75	\$ 5,735.75	\$ 10,735.75	\$ 124,414.50

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.
 ** All totals due during fiscal year and payment amounts are projected.
 *** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)
 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIH - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

ATTACHMENT
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DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement		Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						
	Execution Date	Payee						Payments by month						
								Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Total
1) HERO Tax Alloc Bond 2006	Approved in 2006	Wells Fargo/Finance	Street Reconstruction Projects; including debt management costs	HERO	10,415,000.00	811,721.50	RPTTF	2,750.00	3,700.00	261,404.50	2,750.00	2,750.00	3,750.00	\$ 277,104.50
2) HERO Tax Alloc Bond 2008	Approved in 2008	Wells Fargo/Finance	RiverPark Parking Structure Infrastructure; including debt management costs	HERO	11,260,000.00	742,787.50	RPTTF	2,750.00	3,700.00	259,768.75	2,750.00	2,750.00	3,750.00	\$ 275,468.75
3) HERO RiverPark OPA	A-5965	RiverPark A, Shea Homes,	Infrastructure Improvements New Develop	HERO	10,000,000.00	1,000,000.00	RPTTF							\$ -
4) HERO Wagon Wheel "The Village" Housing	A-7271 03/23/2010	Oxnard CRFL Partners, LLC, OVFA, OVI	Wagon Wheel Affordable Housing Loan	HERO	15,300,000.00	15,300,000.00	RPTTF							\$ -
5) HERO Colonial House	A-7389 04/26/2011	Oxnard Pacific Associates/Pacific West Communities	Colonial House Affordable Housing Project	HERO	4,200,000.00	4,200,000.00	RPTTF							\$ -
6) HERO EDKOH Affordable Housing	A-7400 A-7204 A-7207 A-7208 04/29/2011	Sonata At RiverPark Partners, LP/ED KOH	Affordable Housing Loan	HERO	1,650,000.00	1,650,000.00	RPTTF							\$ -
7) HERO Home Buyer	A-7396 07/29/2010	Aldersgate	Funds for Aldersgate Project	HERO	500,000.00	500,000.00	RPTTF							\$ -
8) HERO RiverPark	A-5965 05/18/2010 A-7344	RiverPark A Manag Member/RiverP	Affordable Housing	HERO	4,250,000.00	4,250,000.00	RPTTF							\$ -
9) Affordable Housing Reimbursement Agreement	9/30/2010	Francisco De Asis Campos & Rosa	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
10) Affordable Housing Reimbursement Agreement	9/30/2010	Emmanuel John Cervantes & Janet	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
11) Affordable Housing Reimbursement Agreement	9/30/2010	Pedro Dimas & Thuylinh Nguyen Di	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
12) Affordable Housing Reimbursement Agreement	9/30/2010	Evarado G. Dominguez & Irnela D	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
13) Affordable Housing Reimbursement Agreement	9/30/2010	Felipe Dominguez & Yanira-Montejano Dominguez	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
14) Affordable Housing Reimbursement Agreement	9/30/2010	Vatro Garcia & Alejandra Garcia	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
15) Affordable Housing Reimbursement Agreement	9/30/2010	Juan J. Leyva & Rocío Llamas-Leyva	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
16) Affordable Housing Reimbursement Agreement	9/30/2010	José Luis Menchaca & María Lourdes Zamora	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
17) Affordable Housing Reimbursement Agreement	9/30/2010	Salvador De Jesus Munoz & Ofelia Munoz	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
18) Affordable Housing Reimbursement Agreement	9/30/2010	Sean Toan Nguyen & Phuong Dung Thi Ho	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
19) Affordable Housing Reimbursement Agreement	9/30/2010	Christina M. Therrien	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
20) Affordable Housing Reimbursement Agreement	9/30/2010	Salvador Torres & Maria Guadalupe Torres	RiverPark Mortgage Reimbursement Agreement	HERO	15,600.00	1,200.00	RPTTF	200.00	200.00	200.00	200.00	200.00	200.00	\$ 1,200.00
21) Cuesta Del Mar Housing Project	A-7203 07/21/2009	Housing Authority	Affordable Housing Project	HERO	350,000.00	200,000.00	RPTTF							\$ -
22) Contracts and services	5650-11-CD 12/12/2011	HDL Coren and Core	Property Tax and Tax Increment Preparation	HERO	20,000.00	20,000.00	RPTTF	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	\$ 6,333.35
23) Contracts and services	5534-11-CM 7/11/2011	HR0D, Inc	Legal Advocacy, Federal	HERO	15,042.00	15,042.00	RPTTF	1,253.50	1,253.50	1,253.50	1,253.50	1,253.50	1,253.50	\$ 7,521.00
24) HERO RiverPark MOU to OPA	A-7344 9/28/2010	RiverPark A	Infrastructure reimbursement payments per MOU to OPA	HERO	10,000,000.00	784,388.00	RPTTF					784,388.00		\$ 784,388.00
25) HERO RiverPark MOU to OPA	A-7344 9/28/2010	RiverPark A	Affordable Housing assistance Payments per MOU to OPA	HERO	425,000.00	311,630.00	RPTTF					311,630.00		\$ 311,630.00
26) South Oxnard Library	5333-11-CA 01/13/2011	Gibbs, Giden, Locher, Turner & Seneff Contractor	Capital Improvement Project and Legal Fees	Southwinds	400,000.00	400,000.00	RPTTF							\$ -
27) ICSC		ICSC and various vendors	Retail Real Estate Convention	HERO	15,000.00	15,000.00	RPTTF	15,000.00						\$ 15,000.00
28) Project Management		City Employees	Property management, project management and inspection	HERO	211,540.00	211,540.00	RPTTF	17,630.00	17,630.00	17,630.00	17,630.00	17,630.00	17,630.00	\$ 105,780.00
29)														\$ -
Total - RPTTF Funding					\$ 69,198,782.00	\$ 30,426,509.00	\$ -	\$ 43,450.17	\$ 30,350.17	\$ 544,123.42	\$ 28,450.17	\$ 1,124,468.17	\$ 30,450.17	\$ 1,801,292.27

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 ** Amount due during fiscal year and payment amounts are projected.
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 RPTTF - Redevelopment Property Tax Trust Fund
 LMIHF - Low and Moderate Income Housing Fund
 Bonds - Bond proceeds
 Admin - Successor Agency Administrative Allowance
 Other - reserves, rents, interest earnings, etc

ATTACHMENT
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DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement		Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
	Execution Date	Payee						Payments by month							
								Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Total	
1) Ormond Beach Tax Alloc Bond 2006		Wells Fargo	Street Reconstruction Project	Ormond Beach	5,180,000.00	352,393.76	RPTTF	500.00	243,328.00	500.00	500.00	500.00	500.00	500.00	\$ 245,828.00
2) Project Management		City Employees	Property management, project management and inspection	Ormond Beach	12,090.00	12,090.00	RPTTF	1,007.50	1,007.50	1,007.50	1,007.50	1,007.50	1,007.50	1,007.50	\$ 6,045.00
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Totals - RPTTF Funding					\$ 5,192,090.00	\$ 364,483.76	\$ -	\$ 1,507.50	\$ 244,335.50	\$ 1,507.50	\$ 1,507.50	\$ 1,507.50	\$ 1,507.50	\$ 1,507.50	\$ 251,873.00

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 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMI - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

ATTACHMENT
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DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement		Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						
		Execution Date	Payee						Payments by month						
									Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Total
1)	Southwinds Tax Allocation Bond 2006	2006	Wells Fargo	Street Reconstruction Bond	Southwinds	2,960,000.00	194,742.50	RPTTF	600.00	800.00	68,315.00	600.00	600.00	600.00	\$ 71,315.00
2)	Project Management		City Employees	Property management, project management and inspection	Southwinds	10,850.00	10,850.00	RPTTF	905.00	905.00	905.00	905.00	905.00	905.00	\$ 5,430.00
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Totals - RPTTF Funding						\$ 2,970,850.00	\$ 205,592.50	\$ -	\$ 1,505.00	\$ 1,505.00	\$ 69,220.00	\$ 1,505.00	\$ 1,505.00	\$ 1,505.00	\$ 76,745.00

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 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

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DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)							
								Payments by month							
								Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Total	
1) Downtown Lease Guarantee Pmt 50%	37585	Oxnard Theater Group	*Downtown Theater lease guarantee payment	CCRP/DT	26,712,000.00	1,335,800.00	RPTTF	111,300.00	111,300.00	111,300.00	111,300.00	111,300.00	111,300.00	\$ 667,800.00	
2) Cooperation Agreement	A-7391 01/18/2011	City of Oxnard	To facilitate the implementation of projects, programs, activities, and admin costs of the agency	All	411,525,850.00	25,000,000.00	RPTTF							\$ -	
3) Laundromat Project		Van Merrill	Site location assistance & Building Improvement Per approval in connection to acquisition of 318 W 5th Street	CCRP & HERC	150,000.00	150,000.00	RPTTF		50,000.00	50,000.00			50,000.00	\$ 150,000.00	
4) Bond Counsel	4099-07-FN 04/01/2007	Goodwin and Proctor	Legal Counsel for CDC Bonds	All	10,000.00	10,000.00	RPTTF	833.34	833.34	833.34	833.34	833.34	833.34	\$ 5,000.04	
5) Contracts and Services	1660-02-CA 01/01/2003	Kane, Ballmer, and Berkman	Agency Legal Counsel	All & Housing	150,000.00	150,000.00	RPTTF	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	\$ 75,000.00	
6) Contracts and Services	A-6520 07/01/2005	EDCO	Economic Development Functions	All	104,000.00	104,000.00	RPTTF	62,000.00					52,000.00	\$ 104,000.00	
7) Contracts and Services	5262-10-CD 11/10/2010	Tom Figg	Project Development and : Review of appraisals, cost assumptions, capital budgets, operating statements, marketing data and funding commitments	All & Housing	90,000.00	90,000.00	RPTTF	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	\$ 45,000.00	
8) Contracts and Services	4732-09-CD 02/01/2009	R.A. Atmore & Sons	Weed Abatement	CCRP/DT/OB	50,000.00	50,000.00	RPTTF	12,500.00			12,500.00			\$ 25,000.00	
9) Contracts and Services	4862-09-FN 08/01/2009	National Development Council	Affordable Housing-Advising on equity sources and structuring	All & Housing	90,000.00	90,000.00	RPTTF	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	\$ 45,000.00	
10) Contracts and Services	5850-11-CD 12/12/2011	HdL Coren & Cone	Property Tax and Tax Increment Prep.	All & Housing	20,000.00	20,000.00	RPTTF	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	\$ 10,000.02	
11) Contracts and Services	5535-11-CM 7/1/11	Michael J. Arnold & Associates	Legal Advocacy - State	HERO/Ormond	24,500.00	24,500.00	RPTTF	2,041.67	2,041.67	2,041.67	2,041.67	2,041.66	2,041.66	\$ 12,250.00	
12) Contracts and Services	td	td	Legal counsel for Oversight Board	All		30,000.00	RPTTF	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$ 15,000.00	
13) Trustee Services	Trust Agreement	Wells Fargo Bank	Debt service administration for bond issues	CCRP/HERO/S	12,000.00	12,000.00	RPTTF	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$ 6,000.00	
14) Arbitrage compliance		City Finance Department	Arbitrage compliance for bond issues	CCRP/HERO/S	6,000.00	6,000.00	RPTTF	500.00	500.00	500.00	500.00	500.00	500.00	\$ 3,000.00	
15) Affordable Housing Compliance Rental & 4 Sale		Affordable Housing Compliance Consultant	Affordable Housing Compliance Functions	All	40,000.00	40,000.00	RPTTF	3,333.34	3,333.34	3,333.34	3,333.34	3,333.34	3,333.30	\$ 20,000.00	
16) ERIP		City Employee	Retirement Benefit	All	248,000.00	62,000.00	RPTTF						62,000.00	\$ 62,000.00	
17) Housing Asset List Compliance review		TBD	Compliance Review of Affordable Housing Assets	All	20,000.00	20,000.00	RPTTF	20,000.00						\$ 20,000.00	
18) Legal Counsel		Colantuono & Levine	AB 1484 Matters	All	50,000.00	50,000.00	RPTTF	5,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	\$ 25,000.00	
19) Oversight Board Legal Counsel		TBD	Oversight Board Representation	All	50,000.00	50,000.00	RPTTF	5,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	\$ 25,000.00	
20) Audit Fees		TBD	DOF/County Directed Audit	All	30,000.00	30,000.00	RPTTF						30,000.00	\$ 30,000.00	
21) Housing Compliance CCRP and Downtown City Advances Short Property Acquisition		City Employees	Affordable Housing Compliance	All	263,479.95	263,479.95	RPTTF	21,123.33	21,123.33	21,123.33	21,123.33	21,123.33	21,123.33	\$ 126,739.98	
22)		City of Oxnard General Fund	Acquisition of Property in the Downtown	CCRP/DT	2,028,922.00	2,028,922.00	RPTTF							\$ -	
23)														\$ -	
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Totals - RPTTF Funding						\$ 441,664,751.95	\$ 29,606,501.95		\$ 266,298.35	\$ 229,798.35	\$ 229,798.35	\$ 192,298.35	\$ 229,798.34	\$ 323,798.30	\$ 1,471,790.04

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 Bonds - Bond proceeds
 Admin - Successor Agency Administrative Allowance
 Other - reserves, rents, interest earnings, etc

ATTACHMENT
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DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
 Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Contract/Agreement		Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source ***	Payable from Other Revenue Sources						Total		
	Execution Date	Payee						Payments by month								
								Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013			
1) HERO RiverPark	4/22/2008	Shea Properties II	Parking Facility and Infrastructure	HERO	1,471,274.33	1,471,274.33	Bond Proceeds	1,471,274.33							\$ 1,471,274.33	
2) HERO Street Reconstruction Project		City of Oxnard/Contractor	HERO Street Reconstruction CIP	HERO	1,439,973.00	1,439,973.00	Bond Proceeds	1,439,973.00							\$ 1,439,973.00	
3) Ormond Beach Street Reconstruction Project		City of Oxnard/Contractor	Ormond Beach Street Reconstruction CIP	Ormond Bea	3,075,203.37	3,075,203.37	Bond Proceeds	3,075,203.37							\$ 3,075,203.37	
4) Southwinds Street Reconstruction Project		City of Oxnard/Contractor	Southwinds Street Reconstruction CIP	Southwinds	24,736.00	24,736.00	Bond Proceeds	24,736.00							\$ 24,736.00	
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Totals LMIHF					\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals Bond Proceeds					\$ 5,986,450.70	\$ 5,986,450.70		\$ 5,986,450.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,986,450.70
Totals Other					\$ 24,736.00	\$ 24,736.00		\$ 24,736.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,736.00
Grand total - This Page					\$ 6,011,186.70	\$ 6,011,186.70		\$ 6,011,186.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,011,186.70

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Project Area(s) RDA Project Area All

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2012-2013**	Funding Source **	Payable from the Administrative Allowance Allocation ****							
							Payments by month							Total
							Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013		
1) Personnel Services	Oxnard CDC	Salaries and Benefits Admin and Housing	All	252,000.00	252,000.00	RPTTF	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	\$ 126,000.00	
2) Materials and Supplies	Oxnard CDC	Postage Suscriptions Office Supplies Minor Equipment □	All	16,000.00	16,000.00	RPTTF	1,330.00	1,330.00	1,330.00	1,330.00	1,330.00	1,320.00	\$ 7,970.00	
3) Contracts and Services	CRA ICSC League of CA Cities	Membership	All	20,000.00	20,000.00	RPTTF	1,670.00	1,670.00	1,670.00	1,670.00	1,670.00	1,660.00	\$ 10,010.00	
4) Maintenance Services	Oxnard CDC	Reimbursements, Rental Vehicle, Service Equipment	All	78,000.00	78,000.00	RPTTF	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	\$ 39,000.00	
5) Other Services	Oxnard CDC	Legal Advocacy, External Phone, Cell Phone, Voice mail	All	6,000.00	6,000.00	RPTTF and LMIHF	500.00	500.00	500.00	500.00	500.00	500.00	\$ 3,000.00	
6) Fixed Charges	Oxnard CDC	Data Process, Liability Ins, Indirect Charges, Prorated Charges Facility Rental	All	128,000.00	128,000.00	RPTTF and LMIHF	10,670.00	10,670.00	10,670.00	10,670.00	10,670.00	10,670.00	\$ 64,020.00	
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Totals - This Page					\$ 500,000.00	\$ 500,000.00		\$ 41,670.00	\$ 41,670.00	\$ 41,670.00	\$ 41,670.00	\$ 41,670.00	\$ 41,650.00	\$250,000.00

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 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIHF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance
 **** Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.

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 STATEMENT

Project Area(s) RDA Project Area All

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Source of Fund***	Pass Through and Other Payments ****							
								Payments by month							Total
								Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013		
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Totals - Other Obligations					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

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** All totals due during fiscal year and payment amounts are projected.

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 RPTTF - Redevelopment Property Tax Trust Fund Bonds - Bond proceeds Other - reserves, rents, interest earnings, etc
 LMIF - Low and Moderate Income Housing Fund Admin - Successor Agency Administrative Allowance

**** - Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.

ATTACHED TO ROPS
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